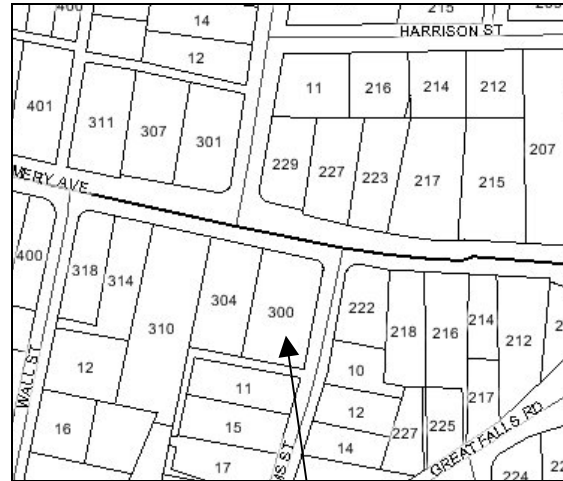


CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
September 18, 2008
MEETING NO. 08-2008

APPLICATION: HDC2009-00444
ADDRESS: 300 W. Montgomery
ACCEPTED: August 28, 2008
45 DAY LIMIT: November 12, 2008
OWNER: RAP Leasing Corp.
REQUEST: Replacing exterior light fixtures
STAFF: Jeff Winstel



Subject Property

The applicant is requesting approval to replace 13 total exterior lights on the house and garage. The current fixtures represent a range of styles and sizes. Existing exterior lighting fixtures on the house and garage do not date from the West Montgomery Avenue Historic District's period of significance 1873 – 1931, as established by the 1986 Historic Resource Management Plan.

Staff recommends approval, given the following findings:

Finding HDC2009-00444, for replacement of exterior lights on the buildings at 300 West Montgomery Avenue is consistent with the City of Rockville's *Technical Guide for Exterior Alterations, #10 Utilities, Code Compliance, and ADA* in that these features represent a non-obtrusive installation, and Secretary of the Interior's Standard #9 regarding compatibility of new features with the existing materials features and spatial relationship, move for approval.

BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

- ☒ **Contributing**
☐ **Non-Contributing**

Significance:

The subject house is a contributing structure in the West Montgomery Avenue Historic District. The four-bay 1 story garage in the rear is not a contributing structure in the district.

Background History: The house was constructed at the corner of West Montgomery and Williams streets in 1900, replacing the 1888 Kellogg Mansion, which was destroyed by fire in 1898. From 1911 to 1915, the house was rented to the Montgomery County Club, until they built their own building on Williams Street. In 1930 the house was sold to William Reuben Pumphrey, whose family started a local coffin making business in Montgomery County in 1855. The property became known as the Pumphrey's Colonial Funeral Home, until it was sold to RAP Leasing in 1977 and the name was changed to Pumphrey's Funeral Home.

Previous Requests:

HDC2005-00333 to replace broken windows on rear office

Property Area: 26,975 square feet

Structure Area: 5,443 square feet.

Zone: R-90

Development Standards: N/A

City of Rockville Permits Required:

HDC Certificate of Approval



**300 West Montgomery
Façade (north) and west elevation**

DISCUSSION OF THE PROPOSED PROJECT:

The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

All of the light fixtures could be described as Colonial, but they vary in terms of the lantern shape, finials and pendants. The large hanging fixture that characterizes the two-story front entry portico is not being replaced, however, two of the suspension chains will be replaced in-kind.

VIEWS OF EXISTING RESOURCE: Various current light fixtures



Façade west entry



Façade front entry



Garage door overhead

The replacement lights are Colonial in style, with a square back plate attached to a metal strap that curves at the top and supports a metal ring suspending the lantern. The lantern has a bell-shaped top, similar in profile to the large light suspended in the portico, and four glazed sides that angle inward. Each side has a protective wire cross grate in front, creating the appearance of a four-light window.

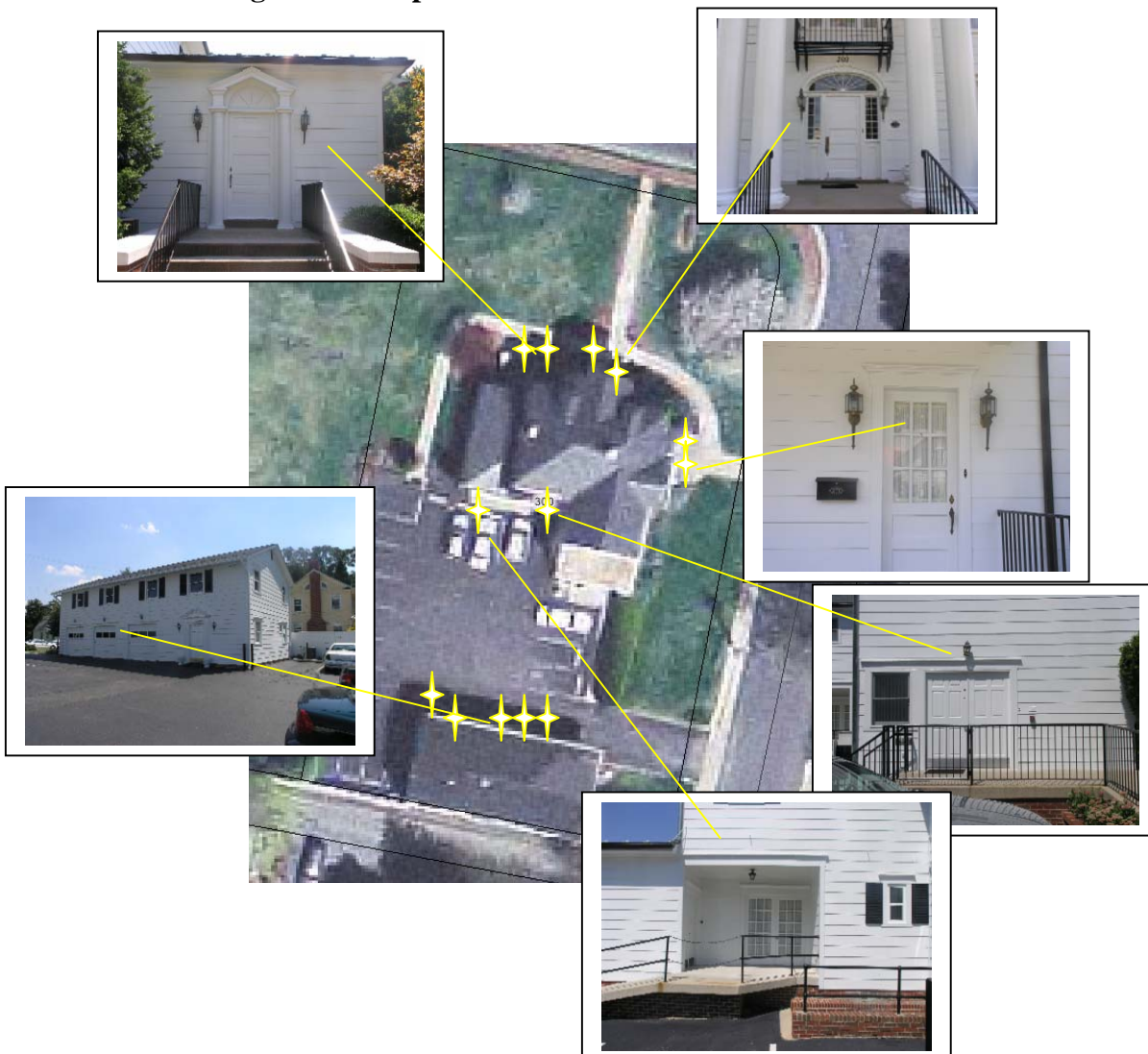


Replacement Fixture



**Large hanging fixture in Portico,
two chains to be replaced in kind.**

Locations of lights to be replaced



MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The new lights are compatible with the historic materials, features, size, scale, proportion and massing of the historic property. The lights will provide a consist appearance that is compatible with the style of the building. The smaller size and simpler design is more compatible with the scale of the door trim than the existing fixtures with the exaggerated pendants and finials. The bell shaped top is also consistent with the shape of the hanging light, which is a character-defining feature of the monumental entrance portico.

COMPLIANCE WITH GUIDELINES:

Secretary of the Interior's Standards # 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationship that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

The City of Rockville's *Technical Guide for Exterior Alterations*, #10: *Utilities, Code Compliance*, ADA notes that the HDC reviews such applications for "the least obtrusive installation".

Attachments: Certificate of Approval application with photographs